



2016-013629

Klamath County, Oregon

12/22/2016 09:14:00 AM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Cascade Aggregate Resources, LLC, an Oregon
Limited Liability Company

4815 Tingley Lane #A

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Cascade Aggregate Resources, LLC, an Oregon
Limited Liability Company

4815 Tingley Lane #A

Klamath Falls, OR 97603

File No. 135546AM

STATUTORY WARRANTY DEED

Klamath Cascade Group LLC, an Oregon Limited Liability Company and Bob Stewart as Tenants in Common,

Grantor(s), hereby convey and warrant to

Cascade Aggregate Resources, LLC, an Oregon Limited Liability Company ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is **\$1,717,234.08.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5 day of Dec 2016

Bob Stewart
Bob Stewart

Klamath Cascade Group LLC, an Oregon Limited Liability Company

By: Robert Stewart
Robert Stewart, Member

By: Marilyn Stewart
Marilyn Stewart, Member

State of ~~Oregon~~ ^{HAWAII}
County of ~~Klamath~~ ^{HAWAII}

On this fifth day of December, 2016, before me, Loana English, Notary Public a Notary Public in and for said state, personally appeared Robert Stewart & Marilyn Stewart, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

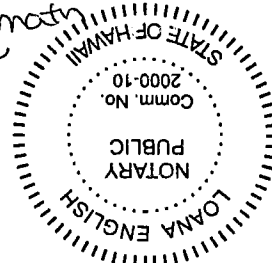
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Loana English
Notary Public for the State of ~~Oregon~~ ^{Hawaii}
Residing at: ~~Klamath Falls~~ ^{Hawaii}
Commission Expires: 01-02-2020

Loana English, Notary Public

also known as Bob Stewart
* individually and
as member of Klamath
cascade Group LLC

** as member of
Klamath Cascade
Group LLC



Doc. Date: Dec. 05, 2016 # Pages: four
Notary Name: Loana English Third Circuit
Doc. Description: Statutory Warranty
Loana English 12/05/2016
Notary Signature Date

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land situated in Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron rod monument on the Westerly right of way line of Shady Pine Road (originally The Dalles-California Highway), said point being South 05° 01' 49" West, 1,335.29 feet from a brass cap monument at the Northeast corner of said Section 25; thence South 87° 54' 00" West, 374.83 feet to an iron rod monument on the East line of the relocated The Dalles-California Highway No. 97; thence North 02° 06' 00" West, 176.87 feet along said East line to a point, said point being 35 feet distant Easterly from, when measured at right angles to the centerline of said Highway at Station 328+73.4; thence North 87° 54' 00" East, 15.00 feet; thence North 02° 06' 00" West, parallel with and 50 feet distant from the centerline of said relocated highway, a distance of 50.95 feet to the Southwest corner of that property described in Volume M82 at Page 7839, Deed Records of Klamath County, Oregon; thence North 68° 37' 20" East, along the South line of that property described in said Volume M82 at Page 7839, a distance of 223.35 feet, more or less, to the Westerly right of way line of said Shady Pine Road; thence Southeasterly along said Westerly right of way to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the NE1/4 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pipe on the Easterly right of way line of State Highway No. U.S. 97, as the same is presently located and constructed on the ground; from which the monument marking the meander corner common to Section 25, Township 37 South, Range 8 East of the Willamette Meridian and Section 30, Township 37 South, Range 9 East of the Willamette Meridian bears South 51° 02-3/4' East 628.9 feet distant (said point of beginning being also 50.0 feet distant from when measured at right angles to, Station 329+24.3 of the centerline of said Highway No. 97); thence North 69° 12-1/3' East 230.0 feet, more or less, to the Westerly right of way of the County Road (Old Highway No. 97), which point is 30.0 feet from, when measured at right angles to, the centerline of said County Road, and from which point an iron pipe reference monument bears North 69° 12-1/3' East 10.0 feet distant; thence following the said Westerly right of way line of said County Road in a Northerly and Westerly direction to its intersection with the Easterly right of way line of said State Highway No. U.S. 97; thence Southerly and Easterly along the said Easterly right of way line of said State Highway to the point of beginning. The basis of bearings for the above description being South 1° 31' East for the centerline of the said State Highway from the said Station 329+24.3 Southerly.

EXCEPTING THEREFROM any portion lying within the State Highway right of way.

Parcel 3:

Government Lots 1, 2, 3, 4 and 5; the NW1/4 of the NE1/4; the E1/2 of the NW1/4;

All in Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

A parcel of land situated in Lot 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron rod monument on the Westerly right-of-way line of Shady Pine Road which bears South 05° 01' 49" West a distance of 1335.29 feet from the brass cap monument marking the Northeast corner of said Section 25; said beginning point being the Southeasterly corner of parcel described in Volume M86, page 15572, Microfilm Records of Klamath County, Oregon; thence Southeasterly along the Westerly line of Shady Pine Road to its intersection with the East line of said Section 25; thence South 01° 17' West 5.0 feet, more or less, to the meander corner; thence South 0° 33' West along the East line of said Section 25 a distance of 460.6 feet; thence West 466.6 feet, more or less, to a point on the Easterly right-of-way line of the relocated Dalles-California Highway; as the same is presently located and constructed; thence Northerly along said right-of-way line to the Southwest corner of parcel described in Volume M86, page 15572, Microfilm Records of Klamath County, Oregon; thence North 87° 54' East along the South line of said parcel a distance of 374.83 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of a strip of land 25 feet in width that lies within the above described property, said strip is described in Volume 128, page 279, Deed Records of Klamath County, Oregon, and shown on record of survey no. 1545.

Parcel 4:

Government Lot 1 in Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The SE1/4 of the SW1/4, the SW1/4 of the SE1/4 and Government Lot 4 in Section 19, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT any portion thereof in Simpson Canyon Road.

Parcel 6:

A parcel of land situate in Government Lot 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

A parcel of land 25 feet in width, from the Easterly boundary of Government Lot 5 to the Northerly boundary of Government Lot 5, being 12 ½ feet on each side of the following described center line:

Beginning at a point in the meander corner on the Easterly boundary of the said Section 25, Township 37 South, Range 8 East of the Willamette Meridian, from which the Northeasterly corner of the said Section 25 bears North 1° 17' East, 1507.4 feet distant, and running thence South 0° 33' West, along the said Easterly boundary of the said Section 25, 176.4 feet distant, being the True Point of Beginning; thence North 27° 39' West to the Northerly boundary line of said Government Lot 5.